

**MARKED AGENDA
ZONING REVIEW BOARD
APRIL 10, 2008**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

CONTINUED CASE:

Z-08-16-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District and the R4A (Single family Residential) District to the MR4A (Multifamily Residential) District, property located at **1529, 1539 and 1600 Carlisle Street, N.W.**, fronting approximately 570 feet on the west side of Holly Street beginning approximately 425 feet from the northwest intersection of Simpson Road. Depth: varies. Area: approximately 4.7 acres. Land Lot 146, 14th District, Fulton County, Georgia.

OWNER: PERRY SMITH

APPLICANT: MATT WILSON

NPU-J COUNCIL DISTRICT 3

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: DENIAL of the request to rezone 1529 & 1539 Carlisle Street, NW from R4A to MR-4A

ZRB RECOMMENDATION: DENIAL of the request to rezone 1529 & 1539 Carlisle Street, NW from R4A to MR-4A

APPROVAL of the request to rezone 1600 Carlisle Street, N.W. from RG to MR4A

APPROVAL of the request to rezone 1600 Carlisle Street, N.W. from RG to MR4A

NEW CASES

1. **U-08-04**-An Ordinance granting a Special Use Permit pursuant to Section 16-18U of the City of Atlanta Zoning Ordinance for a Church, property located at **535 Joseph E. Lowery Boulevard, S.W.**, fronting approximately 166 feet on the west side of Joseph E. Lowery Boulevard and approximately 285.80 feet on the south side of Lucile Avenue (aka Oak Street). Depth; varies. Area: approximately 2.139 acres. Land Lot 117, District 14, Fulton County, Georgia.

OWNER: MULTI-PROPERTY WEST CORPORATION

APPLICANT: BRENDA GIBBONS

NPU-T COUNCIL DISTRICT 4

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008

ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008

2. **U-08-07**-An Ordinance granting a Special Use Permit pursuant to Section 16-13.005 (1) (g) of the City of Atlanta Zoning Ordinance for a Hotel, property located at **3405 Lenox Road, N.E.** fronting approximately 221 feet on the south side of Kingsboro Road, approximately 338 feet on the west side of Oak Valley Drive and approximately 300 feet on the easterly side of Lenox Road. Depth: varies. Area: approximately 3.44 acres. Land Lot 45, 17th District, Fulton County, Georgia.
OWNER: PHF II BUCKHEAD LLC
APPLICANT: PYRAMID ACQUISITION II MANAGEMENT LLC
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

3. **U-08-08**- An Ordinance granting a Special Use Permit pursuant to Section 16-13.005 (1) (g) of the City of Atlanta Zoning Ordinance for a Hotel, property located at **3172 Roswell Road, N.W.**, fronting approximately 194 feet on the west side or Roswell Road a the intersection of Roswell Road and Irby Avenue. Depth: varies. Area: approximately 0.94 acres. Land Lot 99, 17th District, Fulton County, Georgia.
OWNER: KENNETH A. ORKIN/SOUTHEASTERN PVC PIP MFG, INC.
APPLICANT: RICHARD M. PATTON/NEW SOUTH PARTNERS, LLC
NPU-B COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008

4. **Z-08-07**- An Ordinance to rezone from the I-1-C (Light Industrial-Conditional)/Beltline Overlay Districts to the MR-4A (Multi-family Residential) District, property located at **1175, 1197 and 1195 McDonald Drive, S.E.**, fronting approximately 112 feet on the north side of Milton Avenue, beginning approximately 2 feet from the northwest corner of McDonald Drive. Depth: varies. Area: approximately 1.28 acres. Land Lot 55, 14th District, Fulton County, Georgia.
OWNER: LEROY D. AND DEVLYN W. BURNSIDE
APPLICANT: MITCH JAFFE AND SCOT DUNN
NPU – Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008

5. **Z-08-08-** An Ordinance to rezone from the R-4 (Single-family Residential) District to the R-4 B (Single-family Residential) District, property located at **113 Brown Avenue, S.E.**, fronting approximately 99.59 feet on the south side of Brown Avenue, beginning approximately 150 feet from the southwest corner of Lansing Street. Depth: approximately 143 feet. Area: approximately 0.30 acres. Land Lot 57, 14th District, Fulton County, Georgia.
OWNER: HABITAT FOR HUMANITY IN ATLANTA. INC.
APPLICANT: HABITAT FOR HUMANITY IN ATLANTA. INC.
/ROSEMARY KERNAHAN
NPU – Y COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008
6. **Z-08-11-**An Ordinance to rezone from the R-4 (Single family Residential) District to the MR-4A (Multi-family Residential) District, property located at **1240 Euclid Avenue, N.E.**, fronting approximately 429 feet on the northwesterly side of Euclid Avenue, beginning approximately 272.8 feet from the northeasterly corner of Moreland Avenue. Depth: varies. Area: 1.6 acres. Land Lot 240. 15th District, Dekalb County, Georgia.
OWNER: JERICO PARTNERS, LLC BY DANA ARMOUR
APPLICANT: JOHN A. BELL
NPU – N COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-JUNE 12, 2008
7. **Z-08-13-**An Ordinance by Councilmember Carla Smith to amend the 1982 Zoning Ordinance of the City of Atlanta to create a new Chapter 32G- NC-7 Grant Park Neighborhood Commercial District; and for other purposes.
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008
8. **Z-08-14-**An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the MR-3 (Multifamily Residential) District, property located at **1185 Collier Road, N.W.**, fronting approximately 41.17 feet on the east side of Defoors Ferry Road, beginning approximately 372 feet from the northwest intersection of Defoors Ferry Road and Glenn Avenue. Depth: varies. Area: approximately 18.66 acres. Land Lots 185 and 186, 17th District, Fulton County, Georgia.
OWNER: GEORGIAN HILLS INVESTMENTS, LLC.
APPLICANT: GEORGIAN HILLS INVESTMENTS, LLC.
NPU-C COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008

DEFERRED CASES:

9. **Z-07-70**-An Ordinance to rezone from the C-1 (Community Business) District and R-LC (Residential Limited-Commercial) District to the C-2 (Commercial Service) District, property located at **305, 309, 315, 321, Pharr Road, N.E. and 2985, 2989, 2991 North Fulton Drive, N.E. and 2990 and 2996 Grandview Avenue, N.E.** Property is located approximately 175 feet on the west side of Grandview Avenue, approximately 285 feet on the east side of North Fulton Drive and approximately 285 feet on the south side of Pharr Road. Depth: varies. Area: approximately 2.25 acres. Land Lot 60. 17th District, Fulton County, Georgia.
OWNER: ROBERT C. LOUDERMILK
APPLICANT: CALEB RACICOT (on behalf of Boss Properties, LLC)
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE
10. **Z-07-105**- An ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5B (Multifamily Residential) District, property located at **1280 Chattahoochee Avenue, N.W.**, fronting approximately 540 feet on the east side of Southland Circle beginning approximately 400 feet from the southeast corner of Chattahoochee Avenue. Depth: varies. Area: 6.64 acres. Land Lot 192, 17th District, Fulton County, Georgia.
OWNER: WILLIAM H. BROWN AND F. CHRISTOPHER BROWN
APPLICANT: GRIFFIN PROPERTIES, INC.
C/O WILLIAM WOODSON GALLOWAY, ESQ.
NPU-D COUNCIL DISTRICT 9
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 180-DAY DEFERRAL-OCTOBER 2008
ZRB RECOMMENDATION: 180-DAY DEFERRAL-OCTOBER 2008
11. **Z-07-121**-An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial) District, property located at **880 Glenwood Avenue, S.E.**, fronting approximately 202 feet on the north side of Glenwood Avenue and at the intersection of Glenwood Avenue and Chester Avenue. Depth: 820 feet. Area: approximately 4.2 acres. Land Lot 12, 14th District, Fulton County, Georgia.
OWNER: THE TRUST FOR PUBLIC LAND, INC.
APPLICANT: CAPITAL 33, LLC BY SHARON A. GAY
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-JUNE 2008
ZRB RECOMMENDATION: 90-DAY DEFERRAL-JULY 2008

END OF AGENDA